

## Know All Men by These Presents.

7264

That Bizier Construction Inc.

a Corporation organized and existing under the laws of the State

of Maine and located at Winslow

in the County of Kennebec 010867 and State of Maine

in consideration of one dollar and other valuable considerations

TRANSFER  
TAX  
PAID

paid by Sylvie C. Witkin

the receipt whereof it does hereby acknowledge, does hereby give, grant,  
bargain, sell and convey unto the said Sylvie C. Witkin

heirs and assigns forever, a certain lot or parcel of land

A certain lot or parcel of land situated in WATERVILLE, County of Kennebec and State of Maine, more particularly described as follows, to wit:

Being Lot #4 on Ashley Terrace (the metes and bounds as shown on said plan which relate to the above described Lot are incorporated herein by reference, all as shown on a Final Subdivision Plan of Property of Reginald E. & Dollis H. Bizier, Upper Main Street, Waterville, Maine as surveyed by K & K Land Surveyors, Inc. Oakland, Maine, which plan is recorded in Kennebec Registry of Deeds File E87032 and is approved by the City of Waterville Planning Board on February 23, 1987.

THIS CONVEYANCE IS MADE SUBJECT to the following restrictions which shall be binding upon the said Grantee and all persons and others claiming or holding under or through said Grantee and said restrictions shall be deemed as covenants running with the title of said land, viz:

1. That no house for more than one family shall be built upon said lot and that no dwelling house costing less than \$75,000, exclusive of landscaping and other improvements, shall be built upon said lot.

2. Any wall of any residence or other outbuildings, including garages, but excluding bay windows and steps, erected on said lot shall not be erected nearer than 65 feet from the street line on which said residence faces, nor nearer than 45 feet from the said lines of said lot.

3. Said lot shall be used for residential purposes only, excepting home professions such as Doctor, Lawyer, Engineer, Contractor, Architect, Teacher, Artist, Realtor, Insurance Agent, or other similar professional persons, providing a service, shall be allowed. The sale of goods is permitted only when incidental to the providing of a service.

4. Signs will be permitted only at homes where a home profession exists. No sign will be larger than 16" x 24" for identification of home professions.

5. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.

6. Said lot shall not be subdivided or sold or leased in parcels.

7. Said lot or any buildings at anytime situated on said lot shall not be used for business or manufacturing purposes, except as noted in Section 3.

8. No placards or advertising signs, other than as noted or relative to the sale or leasing of said lot shall be erected or maintained on said lot or in any building thereon.

9. No fences or construction of any kind, other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residents on adjoining lots.

10. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lot or any buildings thereon.

11. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.

12. Motor homes, boat trailers, or any other trailer or cars under repair or restoration shall not be parked anywhere within 125' from the street line of the lot.

13. No commercial kennels may be placed on the premises. Kennels for the grantees dogs must be located to the rear of the house or outbuildings.

14. Firewood or logs may not be piled to the front of a line from the face of the principal building on said lot.

15. The grantors their heirs or assigns shall not be bound to enforce the above covenants.

This conveyance is also subject, however, to easements to Central Maine Power Company and the Kennebec Water District as recorded in Book 566, Page 587 and Book 606, Page 137.

Meaning and intending to convey the same premises conveyed to the Grantor herein by deed of Reginal E. Bizier and Dollis H. Bizier, dated March 30, 1988, recorded in the Kennebec County Registry of Deeds in Book 3326, Page 297.

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To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

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Sylvie C. Witkin

heirs and assigns, to her and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantee s, her heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will Warrant and Defend the same to the said Grantees, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Bizier Construction Inc.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Leonce R. Bizier

, its

thereunto duly authorized, this 6th day of June in the year one thousand nine hundred and eighty-eight

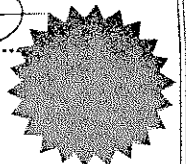
Signed, Sealed and Delivered  
in presence of

Beatrice Dostie

BIZIER CONSTRUCTION INC.

By

Leonce R. Bizier



(CORPORATE SEAL)

L-7624  
State of Maine, Kennebec ss. June 6 1988 .

Personally appeared the above named Leonce R. Bizier

of said Grantor Corporation

as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,



Beatrice Dostie

Justice of the Peace  
Notary Public

Beatrice Dostie, My Commission Expires,  
May 25, 1992.

RECEIVED KENNEBEC SS.

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ATTEST: *Harold Bush*  
REGISTER OF DEEDS